



BE-STUDIO LONDON
ARCHITECTURE & INTERIORS

Householder Planning & Listed Building Consent

Design & Access and Heritage Statement

5a Greville Place, London NW6 5JP



23/06/2023



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1. Proposal Summary

This document is an integral part of the planning application for the proposed alterations and additions to 5a Greville Place. Our client has entrusted us with preparing this application to seek consent for the following listed works. In this statement, we will assess the relevant planning considerations, as well as national and local planning policies applicable to the application.

Scope of Work:

The proposed works for 5a Greville Place include the following:

1. Lowering the Front Lightwell:

The first aspect of the project involves the lowering of the front lightwell. This modification aims to improve the natural lighting conditions within the property. By reducing the height of the lightwell, we intend to allow more sunlight to enter the interior spaces, thereby enhancing the overall livability and comfort of the building.

2. Replacing the Lower Ground Level Front Windows:

Another key element of the proposal is adding a new window over the front door to augment the natural lighting in the entryway and surrounding areas, creating a brighter and more welcoming space.

3. Addition of a New Window over the Front Door:

Another key element of the proposal is the addition of a new window over the front door. This window will align with the existing windows adjacent to it, ensuring visual consistency and harmony. The primary purpose of this addition is to augment the natural lighting in the entryway and surrounding areas, creating a brighter and more welcoming space.

4. Removal of Internal Wall :

The removal of the brick wall which is now being an internal wall after approval of single floor rear extension. (Planning referral # 2022/5444/L) Aiming to enhance the layout and maximize the utilization of natural light. This change will contribute to an improved and more functional living environment, aligning with the vision of creating a brighter, open, and contemporary living space.



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Planning Considerations:

Throughout the planning process, we have taken into account various planning aspects and relevant policies to ensure the proposed works align with the regulations and guidelines. The considerations include but are not limited to:

1. National and Local Planning Policies:

We have carefully reviewed the applicable national and local planning policies to ensure that the proposed works adhere to the guidelines set forth by the authorities. By complying with these policies, we aim to demonstrate the project's compatibility and contribution to the overall planning objectives.

2. Visual Impact and Character:

We have taken into account the visual impact and character of the property and its surroundings. The proposed alterations are designed to be sympathetic to the existing architectural style and scale, ensuring that they do not adversely affect the character or appearance of the building or the local area.

3. Context and Scale:

We have considered the context and scale of the property in relation to neighboring buildings. The proposed works have been carefully designed to maintain consistency with adjacent properties, utilizing appropriate materials and proportions to create a harmonious streetscape.



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2. Location



Fig.1 Site Location sourced from Google Map

The property is located on the west side of Greville Place. The immediate surrounding site mainly contains residential buildings of varying height and styles. There is no distinctive architectural style in the area.

3. Existing Building

The building is 2 storey high dwelling with 3 bedrooms and lower ground floor with rear and front garden. The property is stucco fronted with small scale mock Georgian windows and banding and flat roof.



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Fig. 2 View of Front Facade



Fig.3 View of Rear Facade

4. Heritage Status

The property is Grade-2 listed, situated in the St John's Wood Conserv. Area in the borough of Camden.

5. Use

Existing use is residential. No change of use proposed.



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6. Recent Relevant Planning History

There exist a significant number of planning applications pertaining to this property. Herein are listed the recently approved applications:

Planning Reference : 2023/0952/P

Installation of rooflights (4) on main roof

Planning Reference : 2022/5444/L

Variation of condition 2 of Listed Building Consent 2021/0852/L granted on 19/04/2021 for 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase. Internal alterations to include the removal of 2 staircases and replacement with a single staircase, in association with the reconfiguration of the floorplan at lower ground, upper ground and 1st floor levels'. The variation of the condition is to allow for the installation of skylights on the roof of the approved single storey rear extension, the omission of the kitchen wall on the lower ground floor, change to style of French windows in single storey (lower ground floor) rear extension and re-location of lounge double doors.

Planning Reference : 2022/2669/New (granted)

Variation of condition 3 (approved drawings) of planning permission 2021/0305/P granted on 19/04/2021. Planning permission 2021/0305/P granted consent for 'Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase'. The variation of the condition is to allow for the installation of three skylights on the roof of the approved single storey rear extension.

Planning Reference : 2021/0305/P (granted)

Erection of single storey rear extension at lower ground floor level with terrace on flat roof above enclosed by balustrades, to replace existing balcony and external staircase. Internal alterations to include the removal of 2 staircases and replacement with a single staircase, in association with the reconfiguration of the floorplan at lower ground, upper ground and 1st floor levels.

Planning Reference : 2015/2858/P (granted)

The erection of a single storey rear extension at lower ground level.



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Planning Reference : 2011/4860/P (granted)

Enlargement of existing lower ground floor beneath front garden and to rear and creation of terrace on roof of rear lower ground floor extension, erection of roof extension, re-landscaping of front garden and installation of new gate piers and railings, and alterations to fenestration all in connection with existing dwelling house.

The proposed work of lower ground front extension and window over the front door were granted at previous applications but these works were not carried out by the previous owners.



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7. Layout and Alterations

The overall goal of these proposed works is to enhance the building's functionality, energy efficiency, and aesthetic appeal, while ensuring that the design remains sensitive to the surrounding environment and does not negatively impact the building's visual appearance or character.

1. **Lowering the Front Lightwell:** One of the key components of the proposed renovation involves the lowering of the front lightwell. The primary objective of this modification is to enhance the influx of natural light into the bedroom area. By reducing the height of the lightwell, a greater amount of sunlight can penetrate the lower levels of the room, resulting in a brighter and more enjoyable living space. This alteration will significantly enhance the functionality of the bedroom, creating a healthier and more comfortable environment for the occupants.

It is important to note that this proposed change had been initially included in our previous applications (ref 2023/1193/L and 2023/0952/P). However, it was subsequently omitted in response to Officer Adam Greenhalgh's (Camden Council) request for a Base Impact Assessment (BIA) at that time.

Following this request, our structural engineer conducted a thorough BIA screening report, which was subsequently submitted to Richard Limbrick (Camden Council). The findings of the report concluded that a comprehensive BIA report is not necessary for this specific project. We are including all relevant structural reports and drawings with this application to provide complete documentation.

2. **Enlarging Front Windows:** In conjunction with the lowering of the lightwell, the front windows will be enlarged to further enhance the natural lighting in the bedroom. The existing windows will be expanded to allow for a greater influx of sunlight, maximizing the amount of daylight within the room. This will contribute to energy efficiency by reducing the need for artificial lighting during the day and creating a more visually appealing space.



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3. **Addition of a New Window over the Front Door:** To complement the modifications to the lightwell and front windows, a new window will be added over the front door. This new window will be aligned with the existing windows next to it, ensuring a cohesive and harmonious appearance from the exterior. The primary objective of this addition is to improve the natural lighting in the entryway and adjacent areas. By introducing additional sunlight, the overall ambiance of the space will be enhanced, creating a welcoming and well-lit environment.
4. **Removal of Wall :** The removal of the brick wall within the rear extension is an essential modification that will significantly improve the layout and natural light penetration in the space. This alteration aligns with the goal of creating a brighter, more functional, and aesthetically pleasing living environment. The proposed design respects the existing architectural context while enhancing the overall experience and livability of the extension. By undertaking this change, the property will undergo a transformative upgrade, providing a contemporary and enjoyable space for its occupants. The proposed works offer several benefits to the building and its occupants. By increasing natural lighting, the modifications will improve the functionality and livability of the bedroom, creating a more pleasant and comfortable living space. Furthermore, the enhanced natural lighting will contribute to energy efficiency by reducing reliance on artificial lighting during daylight hours.

The proposed design takes into account the heritage and visual characteristics of the building and its surroundings. The modifications have been carefully designed to ensure that they do not negatively impact the building's visual appearance or character. The new window over the front door is aligned with the existing windows, maintaining the architectural coherence of the facade. The changes are sensitive to the surrounding environment and are intended to enhance the building's aesthetic appeal while preserving its historical and architectural significance.

8. Materials

All the proposed materials are to match the existing.

9. Access

No change is proposed to the main access into the existing building.



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10. Heritage Impact Assessment Summary and Conclusion

Historical Context:

No. 5A Greville Place holds a significant historical background, as it is believed to have been originally constructed as a coach-house and stables for the adjacent property, 5 Greville Place, which it was associated with in the early 1820s or shortly thereafter. These outbuildings served the purpose of accommodating carriages and horses for the main residence. However, over time, the property has undergone numerous renovations and transformations, particularly since its conversion into a separate house in 1948. As a result, the current appearance of the building bears little resemblance to its historic origins. Extensive modifications have given it the misleading impression of a neo-Georgian infill building, and the interior has been altered to such an extent that no elements of historic or architectural significance remain.

Impact Assessment:

After considering the historical evolution of the property, it is anticipated that the proposed works described in this planning application will not have a detrimental impact on its character or appearance. The design approach for the planned alterations aims to achieve a harmonious alignment with the neighboring properties, ensuring consistency in architectural style, use of local materials, and scale. The objective is to establish a cohesive streetscape that respects the surrounding context.

Moreover, the proposed design demonstrates modesty and sensitivity towards the listed building's stature, guaranteeing that the changes adhere to the appropriate scale, form, and material choices. Introducing a new window above the front door will positively contribute to enhancing the visual aesthetics of the front facade. Additionally, the removal of the existing wall will remain concealed from external view while simultaneously enhancing the functionality of the interior space.



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Conclusion:

In summary, the proposed works for this planning application at No. 5A Greville Place involve lowering the front lightwell, enlarging the front windows, and adding a new window above the front door. These modifications are aimed at enhancing the natural lighting, functionality, energy efficiency, and aesthetic appeal of the building. The proposed design takes into account the historical character of the building while respecting the surrounding environment. It is expected that these changes will have a positive impact on both the building and its occupants, without compromising the heritage value or visual integrity of the property. Therefore, we respectfully request the granting of Planning Permission and listed Building Consent for the proposed works.